

## Commercial Projects

### Frequently Asked Questions

1. Does the Town of Merrimack follow the NH State Adopted Codes: IBC, IMC, IPC, IEEC 2009, ANSI 117.1 & State Fire Code SAF-C 6000

Yes. All buildings, building components, and structures constructed in Merrimack New Hampshire shall comply with the state building code and state fire code. As of January 1, 2015 the New Hampshire State Building Codes, with amendments, are;

- 2009 International Building Code
  - 2009 International Residential Code
  - 2009 International Plumbing Code
  - 2009 International Mechanical Code
  - 2009 International Energy Conservation Code
  - 2014 NFPA 70 NEC
  - 2009 NFPA 101 Life Safety
  - NFPA 2009 Fire Prevention Code
- Ref: (RSA 155-A-1. & 155-A:2)

2. How long does it take to get a Building Permit?

It usually takes about 3 - 5 days for a typical plan review, but it could take up to 2 weeks depending on the department work load, the number of applications received, the extent of the scope of work, detail of plans and construction documents.

3. How many sets of plans/ drawings are required?

(2) Complete sets – One (1) set for the Building Division file and One (1) to be date stamped, this plan along with the building permit will be the approved construction plan, and is to be readily available on site.

4. When are stamped engineered plans required?

New commercial, industrial and public building construction projects require engineered stamped plans, prepared by a New Hampshire registered design professional. The design professional shall act as the “engineer of record” and shall be responsible for submitting all construction documents and building design plans for code compliance. Ref: (IBC 107.3.4.)

5. Do I need to file a separate fire sprinkler system application?

Yes, separate automatic fire sprinkler design plans are to be submitted for commercial, industrial and some residential homes as part of a subdivision, do required fire protection, as conditions of approval. Sprinkler Design Plans are to be submitted to the Merrimack Fire Marshall’s office.

6. Do you require the owner/ landlord approval prior to submitting a permit?

Yes, the owner’s signature or owner authorization is required on the permit application form.

7. A typical multi-unit commercial retail space has 2,000 +/- sqft, and there already is (1) toilet room per the original tenant bay space, does that (1) toilet room suffice?

Based on 2009 IPC - Table 403.1, and 403.3.3 required restroom facilities shall be based on 1 per 500 and located within a maximum travel distance of 300 ft.

Section 402.2 Exception (3): Separate facilities are not required in mercantile uses with an occupant load less than 50.

8. Is ceramic floor tile & cove base required in the public toilet room?

According to 2009 IBC Section 1210.1 all flooring materials within restrooms/ toilet facilities are to have a smooth, hard, nonabsorbent surface.

9. Is a janitor mop sink & water fountain required in a commercial building? Will a water bubbler suffice?

Yes, According to 2009 IPC Section 410.1 and Table 403.1 there shall be at least 1 drinking fountain per 1,000 persons, as an alternative to a drinking fountain an approved water dispenser can be substituted for a drinking fountain and as long as the number of water dispensers provided are not more than 50% of the occupant load.

The 2009 IPC Table 403.1 requires a minimum of 1 service sink per store.

10. In a retail/ mercantile occupancy does the dividing wall between the sales/stock wall need to be (1) hour rated?

Based on non-combustible construction the 2009 IBC - Table 601 & 602 Section 602.2 and 603.10 allow interior partitions to be non-rated when not part of an exit corridor or tenant separation.

11. Does the building code allow a second means of exit egress through a stock area of a mercantile/ tenant use without a corridor or hallway?

According to 2009 IBC Section 1014.2.4.2 – Means of Egress are not prohibited through stockrooms on Group M occupancies – *provided all the following are met*

- (1) Stock is of the *same hazard* classification found in main retail area
- (2) Not more than *50% of the exit access is through the stockroom*
- (3) The stockroom is *not subject to locking from the egress side*, and
- (4) There is a demarcation, *minimum 44 inch wide aisle defined by a full or partial walls or similar construction*, to be maintained leading directly from the retail area to the *exit* without obstructions

12. Are ceilings required in the sales and/or stock rooms? If so do they have to be rated?

Ceilings are not required in any space, provided adequate coverage for fire protection and building materials meet the limits for the type of construction.

Materials for ceiling shall be in accordance to 2009 IBC Section 402.8 and 808

13. Do you require fire alarm and fire protection plans for a tenant fit-up of an unoccupied space, even if the plans were already submitted with the original building permit?

Yes. You need to submit a separate automatic fire sprinkler and fire alarm design plans for each proposed tenant space. The plans are to be submitted to the Merrimack Fire Marshall's office.

14. What is the permit process for applying for tenant signs?

The sign applications for the individual retail stores are to be submitted to the Building Division of the Merrimack Fire Department. The application shall include the construction materials, UL listing of the lighting fixtures and means of securing the signs to the building structure. It will be individual tenant's responsibility to obtain the owners' approval and verify the location of all signs on the property.